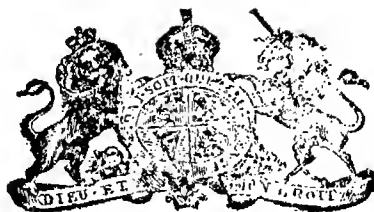


FINAL
SETTLEMENT REPORT
OF THE
DISTRICT BAREILLY.

BY
S. H. FREMANTLE, ESQ., C.S., Settlement Officer.



ALLAHABAD:
Printed at the Government Press, United Provinces.
1903.

FROM No. $\frac{309}{1-633A}$ OF 1904.

R. W. GILLAN, Esq., I.C.S.,
SECRETARY TO THE BOARD OF REVENUE,
UNITED PROVINCES,

TO

THE CHIEF SECRETARY TO GOVERNMENT,
UNITED PROVINCES,
REVENUE DEPARTMENT.

Dated Allahabad the 11th April 1904.

Present:

THE HON'BLE
MR. J. HOOPER,
C.S.I.

SIR,

I am directed to submit, for the orders of Government, the final settlement report of the Bareilly district with a brief review by the Board.

2. The object of this review is to supplement, where necessary, the information supplied by the report, and to examine the results of the assessment now completed for the district as a whole, avoiding, as far as possible, the repetition of what has already been said by the Settlement Officer. Allusion may, however, be made to the general conditions which influenced the assessment. From its position near the hills, and the general adequacy of its rainfall, the district is ordinarily secure from drought. Irrigation is seldom necessary and when required is available. The precarious areas are small. High cultivation is the exception, but the land, as a rule, is of good quality. By far the greater part of the area is held by large proprietors, who regard their lands more as an investment than as hereditary possessions. The expiring assessment, if full, was just and fairly distributed and the revenue history of the district has happily been uneventful.

3. The work of assessment, which, on a consideration of these circumstances, should have been easy and straightforward, is complicated by the necessity of first adjusting on a large scale the rents on which the revenue must depend. This necessity arises from two facts. The first and the most important is the extent of the area held by occupancy tenants and the nature of their rents. Occupancy tenants hold no less than 67·4 per cent. of the tenants' area, and 63·15 per cent. of the total area included in holdings. And they are with few exceptions paying rents that are quite inadequate under present conditions. It is true that the incidence of occupancy rents has risen 27 per cent. during settlement, but the increase is almost entirely due to the enhancements which followed the last revision of the assessment, the effect of which was merely to raise the rents to the standard proper to the time. Here as in other districts, it is still the custom to leave the rents of occupancy tenants undisturbed so long as the revenue is not re-adjusted, and there has been practically no enhancement of occupancy rents above the standard of last settlement. Secondly, though the process of conversion of grain to cash rents has continued, the area of land paying rents in kind, when the present revision began, was very considerable, and it was known that almost every tenant concerned would apply for commutation.

4. It is scarcely an exaggeration therefore to say that the settlement has been one of rents as much as of revenue, and the circumstance has influenced the whole procedure of assessment. It is on this ground above all that the endeavour to secure an accurate classification of soils is justified, and the labour spent by the Settlement Officer on this part of his work was by no means thrown away. The same circumstance adds greatly to the importance of the rates used by the Settlement Officer for valuation, and it is necessary therefore to discuss this subject somewhat fully.

5. The subject of circle rates is noticed but briefly in the final report. From the rent-rate reports it is clear that these rates depended first on the rates for soils recognized in the villages, which, it appears from paragraph 17, are fairly general

and well known to the people ; and secondly on a comparison with recorded rentals. The following table has been abstracted from the figures given in rent-rate reports to show the basis on which the circle rates were framed :—

		Area.	Rent.	Valuation.
		Acres.	Rs.	Rs.
Area from which rates deduced.	Occupancy ...	255,444	10,86,060	11,23,256
	Non-occupancy ...	88,344	8,74,467	3,44,126
	Total ...	...	14,60,527	14,67,382
Area excluded in calculating rates.	Inadequate occupancy ...	95,557	3,32,772	4,28,613
	Non-occupancy ...	2,184	5,248	7,743
	Excessive occupancy ...	5,620	32,206	25,809
	Non-occupancy ...	14,708	97,033	64,503

But the occupancy and non-occupancy elements in this table are heterogeneous, and the coincidence of the valuation with a total compounded of certain proportions of these elements is not in itself a proof of the propriety of the rates. In the absence of any classification or analysis of rentals to show from what part of the rental the rates selected have been derived, it can only be said generally that the rates are 8 per cent. higher than the scale of occupancy rents, 13 per cent. below that of non-occupancy rents: that the excess, considering the description given by the Settlement Officer of occupancy rents appears to be small, but that the defect, compared with competition rents, is less than usual, and points *pro tanto* to the adequacy of the valuation by circle rates.

6. But, except in the two tahsils that were first assessed, the circle rates were practically disregarded, and the valuations were almost universally made by what the Settlement Officer terms 'village rates.' These rates worked out on the whole to a result about 3 per cent. higher than the circle rates (paragraph 36). In the Nawábganj tahsil the revenue proposed by the Settlement Officer was nearly 10 per cent. above the estimate founded on circle rates. There is no need to repeat the criticism of this procedure which was passed in the orders on the assessment reports. Mr. Fremantle's experience as a Settlement Officer and his thorough acquaintance with the district enabled him to make valuations that could generally be accepted as fair; and the remark to be made is not that his village rates were high, but that in some tahsils his circle rates were pitched too low, and were hence of little value for the purpose of assessment. The circle rates were unduly influenced by inadequate occupancy rents, which should have been discarded; and the village rates were in fact the fair rates described in the rules as those "which the Settlement Officer by inquiry in the course of his inspection, and by analysis of the rent-rolls, has ascertained to prevail in fairly rented and representative villages." It is upon such rates that those for the circles should have been founded. Had this been done there can be no doubt that the rates would have been found applicable to a considerable number of villages in the circle; and the villagerates, where employed, would have been mere variants of the circle rates. To such variations there is no possible objection. As the villages are few in which the soils are exactly of average quality, so the cases are exceptional in which circle rates are applicable without modification; and it should be noted, to correct erroneous impressions, that when modified circle rates are employed it is not necessary that all the rates should be varied, or all in the same proportion. The rules allow the assessing officer full discretion in this respect. A slavish adherence to a fixed standard is least to be desired; but, as was remarked by the Board on the report for the Nawábganj tahsil, when circle rates have been judiciously framed they are of the greatest value as a check on the estimate of assets by village or other rates, as a guide to the assessing officer, and as a test of his valuations.

It has been necessary to make the above observations as the remarks in paragraph 35 of the report appear to indicate some misconception of the object and use of circle rates. In Baheri, the last tahsil assessed, as there is no practical difference between the total of the valuations at village and at circle rates, the first are evidently, as they ought to be, merely the modifications that are required to adjust average rates to the circumstances of individual villages. The general employment of village rates affects to some extent the inferences to be drawn regarding the standard valuation. The valuations at circle and at village rates compare as follows in four tahsils :—

				Circle rates.	Village rates.
				Rs.	Rs.
Mirganj	...	...	...	3,41,900	3,42,297
Aonla	...	...	...	6,14,865	6,46,948
Nawárganj	...	...	...	5,33,652	5,67,504
Baheri	...	...	...	8,00,705	8,07,570
Total				22,91,122	23,64,319

and it is evident therefore that the Settlement Officer's actual valuation is not Rs. 33,19,541, the figure given in Statement VII of appendix A, but Rs. 73,197 more or Rs. 33,92,738 with an incidence per acre of 4·38 instead of 4·29.

7. The results of the settlement may now be examined. The questions of rent and of revenue involved cannot be wholly separated, but a review of all the matters that require attention will be secured by considering, first, the commutation of grain rents and the assessment of grain-rented land, secondly the treatment of occupancy rents, and lastly the enhancement of the revenue proposed.

8. In 9 of the 14 parganas of the district there is not enough grain-rented land to affect the data on which the Settlement Officer's valuation rates are based, and generally the Settlement Officer has recorded his opinion that, while the grain-rented land in cash villages may be inferior, wholly grain-rented villages are in every way equal to cash-rented and yield in fact more profit to their owners. As a rule therefore the rates had not to be lowered for the valuation of such villages. But when the Settlement Officer came to the northern part of the district he found a tract which in the absence of cash rents required special treatment. The record of demand from grain rents however was trustworthy, and the figures for 1890-1895-1896, which were taken as normal years, gave an independent basis of valuation. The rates were adjusted accordingly, and it was found that they had to be fixed a good deal below the cash rents of adjacent tracts. Where necessary therefore allowance has been made in the rates for the fluctuating character of grain-rents. The result of the Settlement Officer's operations, where rents are concerned, has been commutation in respect of 107,497 acres, the rent fixed being Rs. 402,493 or Rs. 3·74 per acre. The area, as the Settlement Officer points out, is in excess of the total grain-rented area held by occupancy tenants, a circumstance explained in paragraph 50 of his report. In a few villages commutation was not considered desirable, and it is probable that the area in which commutation is still possible is very small. Whether the new cash rents will be permanent is a point on which the Settlement Officer is doubtful: with a run of unfavourable seasons before the tenants get accustomed to them, he thinks, they will break down. They seem, however, to be very moderate, since in 1894-96, the last years for which the figures are available, the incidence of the recorded non-occupancy rental, including both grain and cash, in Nawárganj and Baheri, which are the only tahsils with large grain-rented areas, was Rs. 4·26. It is obvious therefore that the Settlement Officer was alive to the necessity of caution, and it is a point in favour of the new rents that they are based on the returns of a period when "the seasons were not particularly good nor prices up to their present level." As regards assessment it is remarkable that the incidence of the accepted rental for the entire grain-rented area is as much as Rs. 4·41 per acre. Presumably so much of this area as belongs to occupancy tenants has been valued at the rate used in commutation, i.e., Rs. 3·74 per acre: but if so the incidence of the valuation on 99,007 acres held by non-occupancy tenants is no less than Rs. 5 per acre. The

incidence of the accepted valuation is higher in fact for grain-rented land than for any other part of the rent-roll, but no adverse conclusion can be drawn from this fact, for the grain-rented parganas, as Mr. Moens showed conclusively, are in every way superior to the cash-rented tracts in the south of the district (page 182 of the last settlement report). The slight excess of the accepted valuation over the valuation at circle rates must be ascribed to the use of village rates. The point is one that engaged the attention of the Board in dealing with the tahsil assessments. They thought it possible that the use of village rates might in individual cases have led to over-valuation, but in all such cases they found that allowance had been made in the percentage of revenue to assets. Mr. Fremantle says that the owners of grain-rented villages, first from the enhancement of revenue and secondly from the commutation of rents, suffer a double loss in this settlement, and he has been careful therefore to make a special allowance. This circumstance accounts for the exceptionally small enhancement in Nawābganj and Baheri, and the Board consider that sufficient allowance has been made for conditions that certainly required some leniency in assessment.

9. Enhancements of rent amounting to Rs. 96,323 have been decreed in respect of no less than 207,656 acres, or 52 per cent. of the total area included in ex-proprietary and occupancy holdings. The amount of the enhancements decreed is substantially greater than the difference between the recorded occupancy rent and the rent accepted in assessment, which is Rs. 70,021. There were of course occupancy rentals which could be accepted for the purpose of assessment as a whole, though the rents of particular tenants were capable of enhancement, and the area of which the rents were rejected as inadequate is only 136,274 acres (paragraph 37).

The Settlement Officer has not stated the old and new rents of the area actually affected by enhancement, and it is impossible therefore to state the exact percentage of the enhancements decreed on that area. On the total occupancy rental, which previously stood at Rs. 15,98,106, the enhancement is 6 per cent. The new rental after enhancement is less than the valuation at circle rates, which again is some 3 per cent. below the valuation at village rates, and the enhancement therefore cannot be considered excessive.

10. The revenue has been enhanced 12·7 per cent., and it remains to inquire whether this enhancement is fair and sufficient. The answer must depend chiefly on the course of prices and rents during the term of the expiring settlement, but before this question is considered, it may be well to allude to the subject of transfers which is mentioned by the Settlement Officer in his 27th paragraph. The conclusion of the Settlement Officer is that little land has passed from the hereditary landowning classes into the hands of money-lenders; and even if the figures were more unfavourable the Board would repeat an observation made on the assessment report of tahsil Aonla, that a large number of transfers is not in itself a proof of severity in the revenue demand: thus in the neighbouring district of Budaun, where the old assessment was notoriously light, the revenue of land transferred in the course of a 30 years' settlement was no less than 60 per cent. of the whole. The figures of alienations are also interesting as indicating a considerable rise in the price of land. The number of years' purchase has increased from 10·36 in 1871-72—1875-76 and 13·28 in 1877-78—1881-82 to 18·58 or 79 and 39 per cent., and the fact may be taken as evidence of a substantial increase in assets.

11. In considering the question of prices and rents the Settlement Officer has gone back to a time considerably before the last revision. As regards prices there seems to be some confusion. The Settlement Officer intended to compare the prices of the present day with those of the period 1839—67, but he is mistaken in saying that Mr. Moens based his assessment on that period. Mr. Moens worked out rates for the grain-rented tracts by making an estimate of average produce, and for the purpose of a cash valuation of the produce he accepted the average prices for that period. But towards the end of the period prices had gone up rapidly, and with

them rents: the revision for the most part rested on cash rents, and therefore on the figures of the latter part of that period only. It appears, however, on a comparison with the tables on pages 60 and 61 of the old report that the figures now given as for 1839—67 are really those for 1860—71, and it is correct therefore to say that prices have nearly doubled.

12. In comparing rents again the Settlement Officer has taken the year 1837, a comparison which if it were not irrelevant, would still, for reasons indicated by the Board in paragraph 16 of their review of Mr. Moens' report, be unsatisfactory. The fact remains however that it is difficult to make any accurate comparison even with the figures of last settlement. It is true that the increase in occupancy and non-occupancy rents can be calculated from the figures given by Mr. Moens at page 123 of his report: it is 27 per cent. in the first case, 43 per cent. in the second. But the movement in occupancy rents is artificial, and cannot be accepted as any indication of the real increase in the value of land. The only guide is the rise in competition rents, and here the comparison is vitiated by the nature of the old record, the accuracy of which in the matter of rents, cannot be assumed in Bareilly any more than in other districts. The assessment made 30 years ago postulated an enhancement of rents amounting to 16½ per cent., but it is impossible to say how much of this increase should be assigned to occupancy rents, and how much to non-occupancy. All that can be done therefore is to compare the present competition value with the incidence of the old revenue. The present non-occupancy incidence is 4.43, and as the incidence of the old revenue per acre of cultivation is 1.83, an enhancement of 21 per cent. is indicated. The non-occupancy land is inferior to the average; and, if allowance were made for difference in soils, the proportionate rate for the whole area would be 11 per cent. higher, or 4.91, and the increase would be 34 per cent. But enhancement at this rate is not a practical possibility. The present recorded rents are inflated by the exceptional prices of the last few years. There are signs already that these abnormal prices cannot be maintained, and they certainly cannot be taken as the basis for a 30 years settlement. If a more stable basis, and one that is independent of the Settlement Officer is desired, it can be found in the records of a series of years. The papers for five years, 1891-92 to 1895-96, the last available before the revision of settlement, show an average non-occupancy incidence of Rs. 4.09. It is remarkable that the incidence should have risen by no less than 8 per cent. to Rs. 4.43 in the attested papers, but there is no reason to distrust the accuracy of the figures. The years to which they relate are years in which the demand for grain rents was properly recorded, and the record of cash rents is generally trustworthy. On this basis, if 11 per cent. is added as before for the inferiority of the non-occupancy land, the competition value per acre is 4.5, or 23 per cent. more than twice the old revenue rate. This result may be compared with the Settlement Officer's valuations, and in the light of this comparison the assessment may be finally considered. The accepted occupancy rental is considerably below the valuation at circle rates, but this deficiency is made up by an excess under all other heads. The accepted non-occupancy rental is 10 per cent. above the valuation, and about 4 per cent. below the recorded rental; allowance has been made for excessive rents, but the incidence is still 4.27, and is considerably above the average of previous years. The slight excess in the accepted rental of the assumption area over the valuation is due no doubt to the use of village rates. For the entire area in holdings the accepted rental almost coincides with the circle valuation. It gives an incidence of 4.27, which is 5 per cent. below the average competition rate of 4.5 as calculated above. A further allowance of rather more than 5 per cent. is made in the percentage of revenue to assets, which is 47.4. The result then is that the increase in the incidence per acre assessed is only 10 per cent. But with a cultivated area of 753,824 acres, the Settlement Officer has assessed 781,482 acres, which exceeds the area cultivated and assessed at last settlement by 2 per cent., and the enhancement in revenue is thus over 12 per cent.

13. The assessments of the different parganas as they were reported have been pronounced to be moderate and fair; and the examination of general results, which has been made in the foregoing paragraphs, points to the same conclusion. The enhancement of revenue is more than justified by the increase in the value of produce and the rise in rents since the last settlement. It has been carefully adjusted, and the greater part of it is covered by the enhancements of rent that have been decreed. The danger of assessing on rents inflated by the exceptional prices that prevailed after the famine has been avoided, and the assessments are fully supported by the average rents and values of a period of normal years. The Board recommend that, except in the *mahals* referred to in paragraph 43 of the report for which assessments have been fixed for a short term, the settlement of the district be finally sanctioned for the usual period of 30 years.

14. The Board agree in the commendation expressed in paragraph 52 of the report of the services of the Assistant Settlement Officer, Mr. Fergusson. This officer, as Mr. Fremantle remarks, showed considerable aptitude for settlement, and the assessments which he worked out when in independent charge of Bisalpur, were satisfactory. Of Mr. Fremantle's own work the late Senior Member, Mr. Evans, recorded a high opinion, observing that his assessments had invariably been made with great care and discrimination, with a due regard alike to the interests of the zamindars and the State. The present Junior Member desires to express his agreement with this opinion. The remarks that it has been necessary to make in regard to some of Mr. Fremantle's methods in no way affect Mr. Hooper's appreciation of the fairness and soundness of his assessments.



FROM

A. W. CRUICKSHANK, Esq., C.S.I., C.S.,
COMMISSIONER, ROHILKHAND DIVISION,

TO

THE SECRETARY, BOARD OF REVENUE,
UNITED PROVINCES.

Dated 15th July 1903.

SIR,

IN compliance with B. O. No. 423—L-683A, dated 21st April 1903, I have the honour to forward a printed copy of the Final Settlement Report of the district of Bareilly.

2. The printed report was not received by me until 10th instant and is undated.

As the tract settled by Mr. Fremantle is the same as that settled by Mr. Moens (with the exception of tahsil Bisalpur) the fully detailed report of that Settlement Officer, dated 19th October 1872, together with the Rent-rate and Assessment reports of Mr. Moens' and Mr. Fremantle's settlements contains every particular necessary to understand the physical features and position of this large district.

3. At the former settlement the total area was 1,025,446 acres. Mr. Fremantle found that it had decreased to 1,011,141 acres. Of this the total of culturable and cultivated land was 872,983 acres as against 884,513 at Mr. Moens' settlement. Population had in the aggregate increased by 9·35 per cent. to 10,90,117: so that we should expect to find a considerable increase in rental. The total rent-roll recorded shows an increase from Rs. 13,14,753* at the former settlement to Rs. 23,39,327 in the year of verification of each tahsil.

4. Of course there are many causes besides increase of population which have operated to augment the annual assets. Better communication by road and rail, commutation of produce rent into cash rents, the general rise in prices, expressed in rupees, due, amongst other causes, to the depreciation of silver as against gold and other commodities—closer management by more numerous and equally needy zamindárs—are a few of the many rent raising causes.

The element of concealment of rent was also very largely eliminated from the verification of assets, or, when detected, suitable assets were assumed.

The fact therefore that the net assets for assessment purposes had risen to Rs. 33,37,777 (after deducting Rs. 28,448 for sîr allowance and Rs. 479 for improvements) need give no cause to suspect over-estimation of the annual value of the district.

5. Mr. Fremantle's paragraphs 1—7 deal with the nature of soils in the local order of their fertility, communication and climate. The rainfall averages 42·94 inches in the last 20 years. The climate is to the south and centre healthy, but in the north of tahsil Baheri and part of Nawâbganj is malarious.

6. The figures of irrigation in Appendix A have obviously been prepared on different systems in Mr. Moens' settlement and Mr. Fremantle's. The latter merely denotes the area found irrigated in the year of survey and is necessarily less than the former, which include much land irrigable if necessary but not actually irrigated in the year of survey. The soils are like those in Budaun in being Dumat, Matyar, Bhur loam and Khadîr. The highly manured soil adjacent to the site is the usual ganhani.

7. The details of the important crops—cane and maize—are given in paragraph 9 where Mr. Fremantle remarks that $\frac{3}{4}$ of the cultivated area grows kharif, and of this $\frac{1}{2}$ is double-cropped with rabi. Indigo had declined and poppy grown more popular.

* No rent demand was recorded for an area of 296,108 acres paying rent in kind.

8. The particulars as to kind of proprietary tenure are given in paragraph 11.

The large proprietors resident in Bareilly, Rámpur and Moradabad own the bulk of the villages.

9. In the matter of caste the largest percentages are—

Owned by Thákurs	...	...	...	15.97 per cent.
then Patháns	...	...	...	13.30 "
Brahmans	...	...	...	12.52 "
Kayasths	...	...	...	11.58 "
Baniaa	...	...	...	11.29 "
Sheikhs	...	...	...	9.04 "
Kurmís	...	...	...	5.5 "
Other Musulmánas	...	...	...	5.28 "

No other caste holds so much as 5 per cent. of the area. Some of the local characteristics of the land owners are in paragraph 11 and are interesting from the District Officer's point of view.

10. The chief cultivators are—

					Per cent of total area.
Kurmís	...	...	...	...	23.51
Other Hindus	...	...	...	...	21.14
Musulmánas	...	...	...	...	12.98

The large proportion of resident tenants, 83.63, testifies to the diffusion of village sites in convenient positions. There is no general custom that high caste tenants should pay less than the ordinary rent rates.

In paragraphs 14—17 Mr. Fremantle succinctly describes the classes and incidents of rents in kind.

11. I have already alluded to some of the causes tending to raising the assets which are noted in Part III, paragraphs 13—23. It is cheering in these days of frictional relation between landlords and tenants to be assured that it does not appear that there has been any pronounced opposition on the part of zamíndárs to the growth of occupancy right. In fact the percentage of area held by right of occupancy tenants has fallen from 68.02 to 63.15 only.

12. The history of the working of Mr. Moens' settlement is briefly told in paragraphs 24—27. Though in the earlier years the crops were below the average and collections were somewhat deficient on the whole Mr. Fremantle's verdict is correct that Mr. Moens' settlement worked with little friction.

13. The proportion of area transferred during 30 years, viz. 33.77 per cent., does not suggest any unusual loss of hereditary right, and the rate of area of private transfers—

Acres.	Revenue. Rs.	Price. Rs.
105,518	50,30,100	75,89,286
to transfers under order of Court—		
30,904	2 19,403	19,72,884

does not arraign the action of the Courts as harsher than usually is the case.

(The figures of area do not include the area sold in 1285—1289 Fasli.)

14. Part V deals with the procedure in settlement and testifies to the care and discretion with which Mr. Fremantle carried out the Board's circular orders as to survey, attestation, inspection, classification of soils, eduction of village standard rates for assessment circles, correction of rental valuation of grain-rented land.

15. The allowance for proprietary sár, and reduction for improvements, though not large in the aggregate, were thoughtfully allotted and have received detailed orders of the Board and Government in the case of the assessment statement of each mahál.

16. The financial results are tabulated for each pargana and tahsíl and for the district aggregate on page 14.

17. The total revenue of the district of the expiring settlement was Rs. 13,99,252 including Rs. 60,412 nominal.

The final assessment now sanctioned aggregates Rs. 15,81,765, including Rs. 72,628 nominal, to be reached by the following steps :—

					Rs.
Initial	...	...	...	...	14,92,670
Intermediate	...	...	...	...	15,05,523

the harshness of large aggregate increases being relieved by taking the revenue in graduated augmentation.

With practically no rainfall in Rohilkhand up to 12th July, I do not feel disposed to discuss the future effect of the settlement on the proprietors, but at present it is certainly a moderate assessment.

18. The cost, too, works out to a not excessive figure per square mile—

					Rs.	Rs.
Survey	...	...	...	...	70	70
Settlement record	...	...	...	...	92	140
Assessment	...	...	...	...	48	
						210

19. The statement of case work in Appendix B shows a large amount of case work got through. In regard to the results being sound the columns showing appellate work testify to the general worth of the work. In such a mass of work "finish" must be subordinated to putting the case work through.

20. Mr. Fremantle worked throughout this period of settlement work with great zeal, industry and discretion and exacted good work from his subordinates.

I fully agree in the Settlement Officer's laudation of Mr. Fergusson's aptitude for settlement work and of the satisfactory services of the subordinates mentioned in paragraph 52.

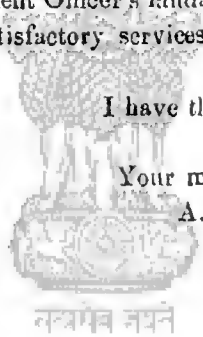
I have the honour to be,

SIR,

Your most obedient servant,

A. W. CRUICKSHANK,

Commissioner.





सत्यमेव जयते

FINAL REPORT, DISTRICT BAREILLY.

I.—GENERAL AND TOPOGRAPHICAL.

1. THE district of Bareilly lies in the central submontane tract of the United Provinces. It is divided into six tahsils and further sub-divided into 14 parganas. Preliminary.

The figures of area and population are as follows :—

Villages 2,115, maháls 6,086, area 5,586.5 square miles, and total population 1,090,117, showing an increase of 9.35 per cent. on the last settlement figure. Excluding the population of the municipality and of cantonments with the corresponding areas, the density of the rural population stands at 607 and varies from 519 in Farídpur to 692 in Mírganj. Agriculturalists number 636,744 and labourers 83,831, leaving 369,542 to be otherwise accounted for.

The headquarters town is the only municipality; the only other town of any note—Aonla—has a population of only 14,383, and besides Farídpur, with 6,635, no other place has a population of over 5,000. The district is thus essentially a rural one and the density of population would appear to indicate considerable pressure on the soil. This is not, however, in my opinion the case: except perhaps in Aonla tahsil, a highly flourishing tract, where the population has increased considerably of late years, and in a portion of the headquarters tahsil, there is no severe competition for land and holdings are generally large.

Agriculture is the only large industry, with the exception of sugar manufacture, which is of great importance everywhere and especially in the central portions of the district.

2. The most prominent feature in the physical geography of the district is the Rámghanga river which traverses the area from west to south-east. North of the Rámghanga area numerous streams which, having their source in the tarái or in the marsh lands to the north of the district, run south to join the larger river. In the upper portion of their course the land is level and rich, and the gentle slope of the country allows of their being largely used for irrigation. Lower down, more especially to the east of the district, they sink well below the general level of the country and are divided from each other by high watersheds of sandy plains which form the bhur country of the Bareilly and Farídpur tahsils. South of the Rámghanga the Aonla tahsil is traversed by the Aril river which runs in the same direction. To the west the villages of the two rivers are separated by the high sandy plateau of pargana Sirauli, and south of the Aril is another tract of the same description. For the south-east portion of its course in the district the Aril valley merges into that of the Rámghanga and the land of parganas Ballia and of the northern portion of Sancha bears a semi-alluvial character. Topography.

3. Of the bhur upland tracts in the Bareilly and Aonla tahsils the greater portion is under regular cultivation, is very rarely fallow, and the crops of bájra are sometimes very good. In the Farídpur tahsil, on the other hand, much of the bhur is very poor and two or three years of heavy rains are apt to throw it temporarily out of cultivation; but the rolling sand hills so common in Moradabad and Budaun are seldom met with. The bhur uplands.

4. The remainder of the district may be divided into two portions according to the ancient distinction of “des” and “mar”. The latter expression signifies the unhealthy tract adjoining the tarái. The soil is in parts good, but generally hard and stiff, and it is seldom properly worked. This tract depends to a very great extent on its rice crop. Rent rates are of course low. Population is sparse and cultivation is constantly advancing and receding according to the results of past seasons and the efforts made by the zamíndárs to attract tenants. The mar.

5. The remainder of the area is a thoroughly fertile tract consisting chiefly of loam, though in Mírganj and Nawábganj there is a considerable proportion of clay. The central portion.

soil; water is nearly always available close to the surface, population is abundant, and cultivation close. In the order of fertility the parganas might be classed as follows :—

1st class.—Seneha, Kabar, Sirsawan, northern three-fourths of Nawábganj, southern three-fourths of Richha.

2nd class.—Mírganj, Ballia, the Rámanga valley, the southern half of Chaumabla.

3rd class.—The uplands of Aonla, Sirauli, Karor, Farídpur, the southern quarter of Nawábganj, and the mar of Richha and Chaumabla.

Communications.

6. Bareilly is the centre of a considerable railway system. Every tahsil town has direct railway communication with headquarter and the district is well supplied with metalled roads. On the unmetalled roads there are but two or three bridges, and the northern half of the district is so intersected by streams and watercourses that traffic is almost impossible in the rains. They are, however, easily crossed in the dry season both by carts and by pack-animals.

Climate and rainfall.

7. Lying as it does close to the Himálayan range, the rainfall is adequate and fairly certain. The average rainfall for the last 20 years is 42·94 inches, of which 2·26 inches fall in the four cold weather months. The climate is generally good, but the north of Chaumabla pargana, owing to the proximity of the taráí, the height of the water-level, and especially the badness of the drinking water, is at present very unhealthy as the decline in the population and the yellow faces and enlarged spleens of many of the inhabitants show.

II.—AGRICULTURAL CONDITIONS.

Soils.

8. As in the neighbouring district of Budaun, dumat, matiyár and blur loam, clay and sand are the soils known to the people and those entered in the settlement papers. The distinction between dumat and matiyár is, as a rule, well defined and easily recognised; but with dumat and blur the case is otherwise. Unless there is a distinct difference in level, these soils merge imperceptibly into each other; and to minimize errors arising from mistakes in classification as well as to provide for land which from any reason such as sandiness, impregnation with úsar, or even inferiority of cultivation or distance from the village site (for my classification does not pretend to scientific accuracy—is not up to the usual standard of dumat), a second class or dumat II was formed. I left only the worst land recorded as blur. Of matiyár also two classes were formed—the better being that which grows the finer rice, or else a rabi crop of barley, gram or linseed after rice; and the second class that which can grow only the coarser rice. In villages where the land round the homestead was markedly superior to the rest, a distinction was made by classing it as gauhani, and this difference is generally recognised by the people. Lastly came khádir (i) and (ii), which include not only the regular khádir of rivers, but also lowlying khádir land in the beds of drainage channels, which, owing to liability to flooding, it is frequently desirable to distinguish from the ordinary dumat. In alluvial villages two more classes of khádir land had to be added according to the depth of alluvial deposit.

The following statement shows roughly the relative composition of the soils in the district :—

Soils.				
Loam.		Clay.	Sand.	Alluvial.
1st class.	2nd class.			
49·32	18·62	20·79	4·90	6·37

Crops.

9. In the main portion of the district sugar is the most important crop, with rice and wheat in close attendance.

In the extreme north of the district the sugarcane juice is watery and the crops generally inferior. Its place is taken by maize which, with a second crop of wheat, occupies all the best soil every year. In the blur country the better land grows bájra one year, wheat or barley the next, and the worst nothing but the coarser pulses.

As a rule very nearly three-fourths of the cultivated area grows a kharif crop, of which more than one-third is resown with rabi; but the early cessation of the rains has an immediate effect in limiting the double-cropped area. Poppy has been recently introduced and is now of considerable importance in the Aonla tahsil and in scattered villages elsewhere. Indigo used to be grown in some quantity near Aonla; but its cultivation has of late largely decreased, and it will probably soon be discontinued altogether.

10. The soil of the district is generally moist, and in ordinary seasons there is very little demand for irrigation for the rabi crop. In the two northern tahsils of Baheri and Nawábganj, which are fairly completely served by the Rohilkhand canal system, a regular supply of water is much valued for the rice crop and also for sugarcane. For rabi it is not in request unless the cold weather rains fail. The other tahsils depend partly on rivers, jhils and ponds, but principally on wells. Masonry wells are not constructed for irrigation purposes except by the Court of Wards; though about the towns of Bareilly and Aonla there is a certain amount of irrigation from this source, and occasionally fields are watered from the drinking wells in village sites. In certain tracts of Aonla west of the Nawáb Nadi and in a few villages in Farídpur kachha wells are dug down to the spring-level and lined with arhar stalks. They are worked either by men or cattle, generally the latter, with the leathern bucket, and last for several seasons. Elsewhere kachha wells, which are practicable in almost every village, are mere temporary holes in the ground dug in dry seasons. In them the *charkhi* (wheel) or *dhenkli* (lever) is used, and they are filled in as soon as the immediate need for them is over. It is only where wells reaching to the spring-level succeed or where there is a secure supply from rivers that irrigation for the spring crops is general, and the addition of manure and water ensure a high and regular rate of produce. Elsewhere close cultivation is the exception. Excluding garden cultivation, manure is only applied to the land when the rotation for sugarcane comes round, i.e. at intervals of three to eight years in all land where sugarcane be grown and the other crops are left to thrive as best they can on the effects of this one application.

Irrigation and
manure.

In the southern tahsils there is no irrigation for kharif except the raising of water from jhils and ponds to tide the rice crop over a break in the rains. The total area recorded as irrigated from any source during any one of the five years preceeding and including the survey year is 41·4 per cent. of the total cultivation.

11. The system of tenure in the 6,086 maháls of which the district is composed is as follows:—

Single zamíndári, 2,150; perfect pattidári, 235; joint zamíndári, 3,397; imperfect pattidári, 268; bhaiyachára, 36.

By far the greater part of the area is held by large proprietors, mostly residing in Bareilly, Moradabad, and Rámpur. The following statement shows the caste of proprietors:—

Proprietors.

Caste.	Total area.	Percentage.
Bráhmans	126,549	12·52
Thákurs	161,477	15·97
Káyasths	117,043	11·58
Banias	114,212	11·29
Khattis	34,342	3·40
Ahars	22,744	2·25
Kurmis	55,642	5·5
Other Hindus	34,807	3·44
Patháns	135,289	13·38
Sheikhs	91,405	9·04
Saiyids	80,503	8·02
Kambohs (Musalmáns)	20,885	2·07
Mughals	3,286	·32
Other Musalmáns	53,397	5·28
Christians	1,120	·11
Government property	8,440	·83
Total	1,011,141	100

The Raiens (included in the table with Sleikhs) who originally hailed from Pilibhit, but have extended their possessions into Richha and Chaumuhla, manage their estates on real business like principles. They are hard landlords, but take care that their villages should be well peopled and well tilled, and are themselves excellent farmers. The Patháns, mostly from Rámpur, are energetic, but usually oppressive, landowners. Of the Hindus Thákurs own all the Rámgauga valley from Gaini to where it leaves the district, and though they frequently give trouble in revenue collections, they have up to the present been fairly successful in retaining their property. They are the only considerable zamíndárs who live on their estates. The Bráhmán and Káyasth zamíndárs are mostly descendants of officials of the British or native Government or of grantees. Many members of the former caste, however, are moneylenders, whose property has been recently acquired. The only considerable estate in the district is that of Rája Kali Charan Misra, now under the Court of Wards.

Cultivators.

12. The area and rental incidence of each of the more important castes is shown in the following statement :—

Caste.					Number of holdings.	Percentage to total area.	Incidence.	Average area of holdings.
Bráhmans	...	...	...	...	24,921	7.39	3.78	2.15
Thákurs	...	...	...	...	17,879	5.64	3.45	2.29
Kurmis	...	...	...	...	57,377	23.51	4.52	2.96
Muraos	...	...	...	...	27,680	6.01	5.3	1.58
Ahárs and Ahírs	...	...	...	...	19,450	8.03	3.4	3.0
Kisáns	...	...	...	...	27,578	8.49	4.24	2.23
Chamárs	...	...	...	...	24,753	6.81	4.24	2.0
Other Hindus	...	...	...	...	82,555	21.14	4.16	1.86
Musalmánas	...	...	...	...	44,177	12.98	4.	2.13
For district	...	...	...	...	326,370	100	4.14	2.13
Resident	...	...	...	...	258,944	83.65	4.23	2.35
Non-resident	...	...	...	...	67,426	16.35	3.61	1.76

The total number of tenants of rent-paying holdings in Statement VI is 331,612. The difference between that number and the number of holdings shown here is due to the exclusion from this statement of holdings including only uncultivated land. Kurmis, who form the principal population of Bareilly, Nawábjang, Baheri, and part of Mírganj tahsils, hold altogether 23½ per cent. of the area. In Aonla and half Mírganj their place is taken by Kisáns, and in Farídpur by lazy and thriftless Ahárs. Bráhmans, Thákurs, Muraos, and Chamárs are found everywhere, and Musalmánas, many of them such as Raiens and Banjars, good cultivators, and many such as Mewaties in very much the reverse, occupy 13 per cent. of the area. On the whole the district is fortunate in having a large proportion of the more skilful and industrious cultivators. The average holdings area of a resident tenant as shown in the statement is only 2.35 acres; but as there are three maháls to each manza, and the large majority of tenants hold in more than one mahál, these figures are of little practical value.

Castes and their rents.

13. There is no general admitted custom in the district allowing reduced rents to the higher castes. Apparent instances of such rents are generally found to be due to the fact that the tenant is a castefellow or relation of the zamíndárs or of past or present patwáris; while it is also a fact that Bráhmans, Thákurs, and Ahárs (whose rents are also below the average) are chiefly found in the poorer portions of the district.

The rental system.
Kind rents.

14. Bareilly is economically backward and the rental system is in a transition stage. The primitive method of kind rents is still largely employed in the northern portion of the district. In such cases sugarcane, vegetables, poppy, chari (juár grown for fodder) and frequently maize pay money rates. They are then called "zabti" crops as opposed to "najkari" crops, of which a proportion of the actual produce is levied as rent. For the najkari crops the expenses preceding division

including all those of cultivation, sowing, reaping, carrying, threshing, and winnowing, are borne by the tenant. The share of the grain taken as rent by the landlord varies according to the tract and the stability of the cultivation from "nisi" (half) to "chaubara" (one-fourth). The "nisi" or half produce rate is always complained of and must in time give way to cash rents except in precarious areas. Wherever possible the rate of grain and zabti rents shows an increase on those in force at last settlement; but in a few villages in the tract west of Baheri the zamindár has been obliged, owing to the decrease in population and consequent lack of competition, to revert to the old rates. In the more stable tracts tenants have now applied almost universally for commutation to cash rents; while the zamindárs, especially those who live on or personally manage their estates, are decidedly adverse to them. In kind-rented villages the produce of the early kharif crops, sáwan, mandua, &c., is generally estimated when on the ground and the zamindár's share paid him subsequently in cash. This is known as "kankut".

15. In the west of the district there is a modification of the system of kind rents by which each tenant holds a small area at high cash rents of Re. 1 to Rs. 2 per local bigha, the remainder being grain-rented. Usually the cash area consists of one or two fields in the best land of the village: sometimes the area is not defined; but the cultivator may choose for himself at or near harvest time what fields not amounting to more than a certain area he will choose to pay for in cash, retaining the whole produce. In either case the rents are called "halbandi" because originally at least so many bighas of cash-rented land went to each plough, though now in many cases the zamindárs will allot to any tenant as much cash-rented land as he is willing to pay for at the very high rate which is customary in the village. Halbandi rents.

16. There are a few villages in Nawábganj and Farídpur where a system of pure crop rents prevails, each crop paying its own special rent-rate independently of the class of soil in which it is grown; but a system by which sugar alone pays a crop rate, which may or may not vary according to the class of soil, while all other crops pay another and lower rate, which may or may not vary according to the class of soil, is very much more common. Crop rents.

17. These are of two kinds: rents calculated by rates on the area of each field, or lump rents. The former system is the oldest and still perhaps the commonest. In the bhur and jungle circles of Farídpur, Bareilly, and Aonla tahsils it is generally found that rents are calculated on all-over rates applied to the whole holding without regard to the soils of which each holding is composed, the theory being that each tenant has a share of both the better and worse soils, but this is very far from being the case and the system is very unfair to the holders of inferior land. In the north of the district, where there is no bhur and the distinction between loam and clay soils is well defined, there are nearly always separate rates for each which are known to the people; while in the more fertile villages to the south, where competition for land has brought about enhancement of rents, the rents have frequently been changed to lump rents in the fixation of which the quality of the soils composing the holdings were, though perhaps unconsciously taken into consideration. Similarly all rents fixed in enhancement and commutation suits at the present settlement, though based on the valuation of the holding at soil rates, are lump rents (*bilmukta* or *faista*) and they will gradually spread all over the district. Cash rents.

III.—COMPARISON OF FORMER AND PRESENT CONDITION OF DISTRICT.

18. No change appears in the percentage of cultivated area because of the decline in Baheri tahsil where there has been a great falling off during the last few years for reasons which will be mentioned later. Mírganj, Bareilly, and Nawábganj were fully cultivated at last settlement; but in the west of Aonla and the north of Farídpur there has been a considerable extension of cultivation since last settlement, and this is a permanent gain. It is also satisfactory to find that there is a small increase in the area under groves. The other differences in the statement are due to a different system of classification of uncultivated land and are of no importance. Difference in area.

Change in crops.

19. There has been a considerable development in this respect. As a whole the figures show that more labour is expended and that it is distributed over a wider area. A comparison of the valuable notes left by Mr. Moens on the condition of individual villages at last settlement with their actual condition at the present time leaves the same impression on one's mind.

Improvement for irrigation.

20. In the tahsils of Baheri and Nawábganj and a small area of Bareilly and Mirganj, the Rohilkhand canal system supplies irrigation. Most of the distributaries were constructed before last settlement, but nearly all have been realigned so as to run on the water-shed and to command a larger area without interfering with the drainage of the country, and some new ones, the most important of which passes under Shergher, have been constructed. The average area irrigated by the Rohilkhand canals principally in this district, but partly also in Pilibhít and in the Tarain, was in the ten years ending 1872 64,430 acres and in the ten years ending 1902 93,248 acres, or an increase of 45 per cent. As masonry wells are not constructed for irrigation and the area irrigated from earthen wells and rivers depends almost entirely on the amount of labour the cultivator is willing to expend, development in other sources of supply was not to be expected; but it is a matter of common remark that more trouble is devoted to rabi irrigation than in former times, and in the drought of 1899-1900 water was raised from rivers to a height where it had not before been thought of, while the whole face of the country was studded with mounds of sand labouriously ladled out of temporary holes in the ground, affording a scanty but valuable supply.

Changes in tenures.

21. The percentage of area under each class of tenure in the present and past settlement is shown below:—

	Sir and khudkásht.	Ex-proprietary.	Occupancy.	Non-occupancy.	Rent-free and favoured.
Past ...	7.76	...	68.02	22.01	2.21
Present ...	6.35	0.86	63.15	27.97	1.67

The decline in the area recorded as under zamíndárs' cultivation is due to the exclusion from the sir area at the present settlement of much land in the hands of sub-tenants not coming up to the definition. The occupancy area in this district bore at last settlement a high proportion to the whole—68 per cent. By 1303 Fasli, when the present operations began, it had fallen to 45 per cent. and the difference between this and the present occupancy area 18 per cent., represents land in which occupancy rights have been allowed to grow up. It does not therefore appear that there has been any pronounced opposition on the part of the zamíndárs to their growth. It is obvious that where grain rents prevail and the proportion of grain taken by zamíndárs is fixed by custom, the element of competition does not enter into the fixation of rents and occupancy and non-occupancy tenants pay the same. In the grain-rented portion of the district, too, are many villages where competition is for tenants and not for lands, and the landlord welcomes a cultivator of substance and credit.

In spite, however, of these considerations the fact that occupancy right entitles a tenant to claim commutation of kind to cash rent has operated to prevent the landlord from allowing the right to accrue to any great extent. In the kurmi villages of Nawábganj and Richha the asámis were seldom aware of this fact, and therefore placed little store on the acquisition of occupancy right; and the custom prevailing in those parganas of one 'bar' or tract being in each year wholly devoted to sugarcane, in order to facilitate the cultivation, irrigation, and watching of the crops, has resulted in frequent changes of fields from a tenant who was not prepared to sow sugarcane to another who was so prepared, and in the consequent extinction of occupancy right.

Rise in prices.

22. The following table is abstracted from "Prices and wages in India":—

	1839—67.	1871—75.	1876—80.	1881—85.	1886—90.	1891—95.	1896—1900.
Rice ...	33	16.56	12.05	14.14	12.66	11.24	9.43
Wheat ...	27	20.5	17.72	19.24	15.94	13.88	12.37
Barley ...	43	28.76	25.42	26.86	21.95	20.22	16.85
Gram ...	28	24.24	20.52	21.86	20.76	19.59	13.65
Bajra ...	30	21.35	19.83	23.37	17.38	16.11	14

The period on which the average estimate of the value of the produce of grain-rented land was struck is that from 1891 to 1895, and it is of some interest to compare the figures as given above with those for the period 1839—67 on which Mr. Moens says he based his assessment. Since that time prices have just about doubled; and the fact that in the grain-rented tahsils, where the rents and therefore also the revenue depend directly on prices, the enhancement in revenue obtained has been very small, would appear to indicate that if the estimate of prices at last settlement was an easy one that of produce must have been high.

23. The average rent-rate in the district shows a steady rise.

Rise in rent before
attestation.

		Average rent-rate in rupees per acre.		
		1837.	1867.	Present settlement.
Including value of grain rents	...	3.1	3.58	4.26
Cash rents only	...	...	3.32	4.15

The actual cash rent paid in 1837 is not available, but would be about 7 per cent. less than 3.10 because the cash-rented tahsils are poorer than the grain-rented by that ratio. Thus the increase in 60 years may be taken at about 44 per cent. while the rise in prices during that period is considerably over 100 per cent. Rents do not therefore keep pace with prices and a remarkable exemplification of this is the different rate of rent prevailing in exactly similar land on different banks of the Deoha river. The land along the river is peculiarly fertile, and in Nawábganj, west of the stream, where commutations were only made at last settlement, or later, the rent-rates run from Rs. 7 to Rs. 9 per acre; while in Bisalpur, east of the river, which has been cash-rented for generations, a rate of Rs. 6 is seldom exceeded. The increase since last settlement in the actual average cash rent is just one-fourth, and this is made up partly of a general enhancement effected immediately after last settlement and partly by the gradual increase in the rental of non-occupancy land. Any change of occupancy rents during the term of settlement is quite exceptional and is hotly resented by the tenants.

IV.—FISCAL HISTORY.

24. The early revenue history of Bareilly under British rule was by no means free from the mistakes due to want of knowledge of the country which caused such hardships in other districts, but their consequences here were not so serious. Before the cession in November 1801 there was no such thing as an hereditary landowner and villages were as they are in the Rámpur State to the present day, farmed to the highest bidder. The first British settlement in 1802 was generally made with farmers; and on them it was proposed to confer the grant not only of proprietary right, but also of a permanent settlement. However, this was not done, and at the fourth settlement in 1812, after it had been decided that there should not be a ryotwari settlement, inquiry was made as to the persons best entitled to the grant of proprietary right and settlement made with them at a largely increased amount. In many of the villages no "málik" could be found, and the headmen were admitted to engage and recognised as zamíndárs. But this was not so great a boon as would now be imagined. The increase in the demand of 1812-13 was so great that heavy balances and numerous resignations were the result. The farm of defaulting village was put up to auction, and intrigues and frauds were the order of the day. This mal-administration continued for 10 years, at the end of which time the settlement by Mr. Boulderson on more rational methods of 412 villages whose assessments had broken down inaugurated a new era. The first regular settlement made on modern and scientific methods followed in 1833—36, and since then the revenue history of the district has been prosperous and uneventful. The succeeding settlement (that which is now expiring) was effected by Mr. Moens in 1867—70. It was a most careful and successful settlement, and it resulted in an increase of revenue of 23.9 per cent. Shortly after the settlement complaints were made of severity of assessment in the northern parganas, and Mr. Robert Currie was deputed to make an inquiry. It was found that in some villages the assessment had been based on a

Previous settle-
ments.

larger area of cultivation than was likely to be maintained in future, and reduction to the extent of Rs. 2,160 in Riehha and Rs. 2,150 in Chaumahla were sanctioned. On the whole however the demand though full, was not unfairly so, and the present settlement has resulted in little more than the redress of small inequalities and the imposition of small enhancements justified by a rise in cultivation in certain portions of the district an improvement in the style of cultivation throughout, and a decided rise in prices.

Working of the
expiring settle-
ment.

25. As may be concluded from the above remarks, this settlement has worked with hardly any friction. Difficulties have arisen in the case of a few villages owned by large and heavily involved communities and in consequence of floods from the Bahgul in the Riehha and Nawábganj parganas.

In the early days of the settlement seasons were generally inferior and something less than the full demand was collected. In 1877 here as elsewhere the autumn crop was a total failure but nearly the whole of the balance which accrued was collected in the two following years. From that date until 1895-96 practically the whole demand was realized. In that year and the succeeding famine year the arrears were large, but the good crops and high prices prevailing since have allowed the balances to be nearly all collected. During the last 20 years only once has recourse been had to the severer coercive processes for collection of revenue. Arrest, attachment and sale of movables, or attachment of the mahál under section 154 of the Land Revenue Act, have always been found sufficient.

Changes in revenue
since last settle-
ment.

26. The final jama of last settlement, as proposed by Mr. Moens and sanctioned without alteration, is given in the report as Rs. 13,54,740. By Mr. Currie's revision of Baheri tahsil a reduction of Rs. 4,310 was made, leaving the revenue at Rs. 13,50,430. The revenue on the roll in 1880-81, ten years later, was Rs. 13,39,854, or Rs. 10,576 less. The circumstances which brought about the difference cannot now be traced, as up to that year the sub-division of Pilibhít was included in the Bareilly district. In 1898-99, the last year of the old settlement, the revenue on the roll was Rs. 13,36,116, and the difference between this sum and the revenue of 1880-81 is due to the following causes:—

No.	Details of increase.	Amount in rupees.	No.	Details of decrease.	Amount in rupees.
1	Alluvion	23,300	1	Diluvion	28,413
2	Resumption of muáfi	5,662	2	Absorption of nazrána	332
3	Assessment of groves and waste	213	3	Plantation of groves	633
4	Land released from Government occupation.	553	4	Land taken up for public purposes	3,207
5	Transfer of area	450	5	Miscellaneous	1,031
6	Miscellaneous	700		Total	33,616
	Total	29,878			

Land alienation,

27. So many of the proprietors being of a recent date and inheriting little attachment to their property, it is not surprising to find that land is regarded more as an investment than as an heirloom and consequently frequently changes hands. The returns of mutation of names which include nominal transfers and second transfers of the same land are misleading, but it has been found by an analysis of present and past records that during the term of the expiring settlement just one-third of the area of the district passed out of the hands of the community or individual which owned it at settlement. The transfers were more numerous in Bareilly tahsil owing to its proximity to the city, and least in Aonla and Baheri, which have a considerable proportion of resident landlords. In the case of coparcenary communities transfers have, as a rule, been from one member to another, and there is no reason to believe that land has passed to any extent from the hands of the hereditary land-owning classes into those of moneylenders. The following statement gives an abstract of the mutation returns for the last 20 years:—

Transfers.

Period.	Proportion of area transferred during 30 years according to local inquiry.	Sale of revenue-paying land.						Proportion of actual revenue transferred	Sale of revenue-free land.		Proportion of nominal revenue transferred.
		Under order of court.			Private transfers.				Nominal jama.	Price.	
		Aggregate area and revenue of property transferred.		Price.	Aggregate area and revenue of property transferred.		Price.				
		Area in acres.	Revenue.		Area in acres.	Revenue.					
1285—1289	53,247	2,59,271	...	1,29,040	17,14,199	13.61	6,331	1,13,809	10.48
1290—1294	...	5,573	68,987	5,98,863	19,010	1,30,361	16,71,836	14.89	15,651	2,66,167	25.91
1295—1299	...	12,184	58,497	6,21,591	55,614	1,50,421	24,69,779	15.60	19,018	3,79,733	31.48
1300—1304	..	13,147	38,699	4,93,159	30,891	93,278	17,33,472	9.86	9,536	2,21,280	15.78
Total ...	33.77	30,904	2,19,103	19,72,884	105,518	50,30,100	75,89,283	53.96	50,536	9,80,489	83.65

NOTE.—Last period includes Bareilly tahsil figures for four years only.

V.—THE PRESENT SETTLEMENT.

28. Settlement proceedings proper were preceded by a resurvey executed chiefly by the patwāris under the superintendence of the Survey Department. Operations began in the winter of 1896-97, actual field work was completed in the season of 1898-99, and the records were all received in the Settlement office by the end of December 1899.

The survey.

29. In the attestation which followed some errors were corrected and many disputes decided; but as a rule it was found that parties showed little interest in the proceedings, and many mistakes escaped detection. Most of these have subsequently come to light on the reports of patwāris, or on the application of the parties concerned, or have been detected on the analysis of the jamabandis made in cases of rental enhancements.

Attestation.

30. Putting aside these accidental errors, the recorded rentals have been found to agree remarkably well with those actually collected. There has been no organized attempt at concealment on the part of the zamīndārs, and in not more than four or five villages has there been reason to suspect material understatement of occupancy rents. As a rule the non-occupancy rents recorded are equally reliable, though the almost universal system prevailing by which premia are paid on admittance to a holding prevents the full income of the landlord from non-occupancy rents from appearing in the record.

Accuracy of rents.

31. The most important point in inspection besides the discovery of local peculiarities affecting the revenue-paying capacity of a village and the verifying of the recorded rental, is the evolution of a reliable classification and valuation of soils. It is obvious that in villages where the rent is paid in kind and where consequently the rental realized by the zamīndār from any field cannot be ascertained with any certainty, an accurate classification and valuation of soils is of very great importance. It is necessary as providing a basis both for the assessment of the village as a whole, and for the determination of a fair rent for each tenant's holding in commutation to cash rents. In cash-rented villages in assessment reliance is placed chiefly on the recorded rents as checked by local inquiry, but here, also, an accurate classification is necessary in order to afford a reliable basis for the rental enhancements which, as will be seen hereafter, have been almost universally applied for. It must be remembered, too, that in all enhancement cases decided in the district courts during the term of the present settlement the classification, and to some extent the rates now determined will be applied. It is for these reasons that I have devoted a great deal of time and trouble to this branch of settlement work.

Inspection.

32. The classification adopted by the survey having been found to be of very little practical use, I had the soils in each village demarcated by kanūngoes, specially trained by me, on the day before my inspection. I then went over them very

Classification soils.

carefully myself on the spot and, on consideration of the classification made by the kanúngo, of my own judgment and of the relative value attributed by the zamín-dárs and cultivators to different tracts of land, I finally marked out the soils, at the same time assigning to each what I took to be a fair value for it after considering its quality and the circumstances of the particular village and its neighbours. As has been already stated, no attempt was made at scientific accuracy, the endeavour being merely to class together land capable of bearing the same rate of rent. If it were found that there were more different classes of soils than could be made to fit in with my classification, as for instance the "nadiasa" or riverside dumat which is in most villages to the north of the district superior to other dumat, or some matiyár little valued as being exposed to disastrous floods, a separate class of dumat IA, or matiyár IIB, was formed for that particular village and a separate value attached to it in the village note, though for the purpose of determining circle rates such land was included in dumat I or matiyár II, as the case might be. The advantage of giving to each village as many classes of land as were recognised by the people is that I have been enabled to use my classification, with very few exceptions, in decreeing commutation and enhancement of rent with satisfaction to the people, and that the soils entered in the settlement papers are generally in accordance with their ideas. In Farídpur and Bareilly, the first tahsils taken up, dumat I and dumat II were further subdivided as they had been at last settlement into irrigable (*i.e.* land which had been irrigated in one of the last five years) and non-irrigable (*i.e.* other land); but since practically every field can be irrigated by a kachcha well, if the cultivator chooses, the distinction was found to be somewhat arbitrary and unnecessary, and was not employed in the tahsils taken up later.

Assessment circles.

33. The assessment circles are strictly topographical and are primarily based on those adopted at last settlement, though somewhat more elaborate and as the case of each of the border villages has been carefully considered, somewhat more accurate.

Village rates.

34. The next step was the selection of standard rates; but before these can be discussed it will be necessary to explain what village rates are and how they were obtained. During inspection, as has been already observed, efforts were made to demarcate areas known to the people as having a certain rental value and at the same time to assign to each that rental value. Occupancy rent-rates actually prevailing were frequently available; but as in most cases they were of 25 to 30 years' standing and did not give a reliable index of the value of land at the present time, they were seldom of much help in determining the absolute value of different soils. With regard, however, to the relative value of different soils in the same village, or of the same soils in adjoining villages, the old rent-rates prevailing and the information acquired by questioning the people concerning them were of great assistance. After going over a certain number of villages I found that I could determine with sufficient accuracy a fair rental value for the land, and this was proved later on by a remarkable agreement between my estimates and the return of the income from grain rents when reliably recorded. The rates as so recorded were then brought on to a list and averaged, and the average rates obtained became the basis of the standard or circle rates.

Standard rates.

35. They could not usually be adopted as such without alteration, because, as will have been gathered from the foregoing paragraph they were higher than circle rates should be, if based on rents "paid by substantial tenants with or without a right of occupancy". The greater portion of the area, though held by occupancy tenants at rents which had not advanced at all with the general development of the country, and the rise in prices could hardly be rejected for the formation of the rates as inadequately rented. It had to be taken into consideration, only extreme cases of low rents being omitted and the average rates to be reduced proportionately in order to satisfy the conditions of the rules. The result was that the circle rates as formed are a compromise between the old low rates paid by occupancy tenants and the high rates paid by tenants-at-will. The occupancy area, however, being by far

the greater of the two, they lean more to the former than to the latter standard and this is as it should be, as non-occupancy rents cannot in all cases be taken as a safe basis for the valuation of land. In many villages they represent what an occupancy tenant or a labourer is willing to pay for a small area on which he does not depend for his subsistence.

36. The method by which the original village rates were determined has been already discussed, and it has been explained how they were in general somewhat higher than the circle rates. As, however, they were better adapted than circle rates to individual villages, I desired to use them for correction, and as each village came up for assessment I modified them, if necessary by comparison with the rates of similar villages, and with the circle rates and by comparing the valuation resulting from them with the recorded rental or returns and then fixed them for each village, entering them on a map as I did so for future reference. Except in the two first tahsils, Faridpur and Bareilly, where village rates were not fixed in all cases, these revised village rates have been almost universally used for the correction of the assumption area. On the whole they worked out to a result about 3 per cent. higher than circle rates.

Correction.

37. Cash rents in one of the forms described in paragraphs 15, 16, and 17, were at attestation paid on about two-thirds of the total cultivation. Occupancy tenants holding four-fifths of the area, and tenants-at-will the remainder, non-occupancy tenants' rents in this district are but seldom enhanced except through the medium of the courts, and enhancements are but seldom claimed except immediately after settlement. The hereditary zamindar believes himself entitled to recover any amount by which his payments to Government have been increased by raising the rents, of his tenants. The tenants also readily accept enhancements made on these principles, but they resent any intermediate increase, and it is only in exceptional cases that it has taken place. In nearly every village there was a general enhancement of rents soon after last settlement either in the settlement or district courts, and in the great majority of cases the rents then fixed are still paid. But owing to the rise in prices and the general development of the country they are considerably below the fair rents claimable at the present time, and the question arose as to the extent to which they were to be accepted for purposes of assessment. The decision was of the nature of a compromise, the more reasonable rents being accepted and the more inadequate representing an area of 136,274 acres and a rental of Rs. 5,11,316 being rejected for assessment purposes. A sum of Rs. 5,89,047 was substituted, so that the total increase estimated as immediately claimable from occupancy tenants was Rs. 77,701. This amount has been much more than recovered by the enhancements of rent already decreed in the settlement courts.

The assets.

38. There are two considerable portions of the district where there is little or no difference between occupancy and non-occupancy rates, the first the poor bhur tracts in Faridpur and to a less extent in Bareilly tahsil. Here the rent rates are traditional at three or four or five kachcha bighas to the rupee. The rise in prices seems to have no effect on them and they are often the same for occupancy and non-occupancy tenants. The other tract where occupancy and non-occupancy tenant frequently pay the same rates is that portion of Nawabganj and Baheri tahsils where commutations from grain to cash rents have been made at last settlement or since. As the proportion of produce paid to the zamindars was usually the same for both classes of tenants, the rents of non-occupancy tenants, if commuted at all, were commuted at the same rates and have usually been allowed to stand at those rates. Elsewhere, but more especially in the Aonla tahsil where population has risen largely and competition for the comparatively small area held by tenants-at-will is keen, a very great divergence has occurred between the rents paid by the two classes of tenants. In Aonla we find that whereas occupancy tenants' rents are 11.25 per cent. below a fair valuation by circle rates, non-occupancy tenants' are nearly 25 per cent. higher—a difference of 36 per cent. For the whole district the difference works out

Non-occupancy
rents.

to just one-fifth, *i.e.* non-occupancy tenants pay on the average rents one-fifth higher than occupancy tenants for similar land. Besides this nazránas or premia of eight annas or Re. 1 per kachcha big'ha and even more are commonly paid by a non-occupancy tenant on the renewal of his lease. As a rule the recorded rents of non-occupancy tenants are realized, the tenant being, as has been already mentioned, not dependent on his non-occupancy land for a livelihood. In cases where there was any doubt they have been rejected in assessment and the accepted rental of non-occupancy tenants is for the whole district Rs. 19,024, or 3.67 per cent. less than the actual rents.

Grain-rented land.

39. Thirty per cent. of the tenants' land, including half of that in Nawábganj and two-thirds of that in the Baheri tahsíl, paid rent in kind when the present settlement proceedings began. In the other four tahsils grain rents prevail in the northern portions of Mirganj and Bareilly and in some of the villages in the Rám-ganga khádr. In nearly all the grain-rented villages the tenants have in the present settlement filed applications for commutation to cash rents. Owing to the high prices that have prevailed of recent years and to the fact that cash rents bring with them independence to the tenant and a loss of influence to the landlord, zamíndárs are as a class hotly opposed to commutations. It is generally admitted that to a man who looks after his property himself kind rents are more profitable at the present time than cash rents, while tenants are always eager to convert at the rates used for estimating the zamíndár's share in assessment.

How these rates were framed has already been fully described in the earlier reports on the grain-rented tracts of Nawábganj and Baheri tahsils.

Proprietary cultivation.

40. This is of almost exactly the same value as occupancy land, and it has been primarily assessed at its full value, Rs. 2,12,109. A liberal allowance has, however, been made for all such land which is actually cultivated by proprietors not of recognised cultivating castes. The amount deducted is Rs. 28,448 and this the average rate to Rs. 3.78.

(1) Deductions for improvements.

41. As will have been seen from the note on irrigation, paragraph 10, there is little scope for land improvement in this district and certainly little has been attempted. The only works worthy of note are the small embankments that have been constructed in certain villages of Richha to prevent the river Buhgul overflowing its banks into the surrounding fields. Allowance has been made for this in assessment, though no specific amount has been deducted from the assets on this account. The small amount, Rs. 339, shown in the statement represents the increased income due to the construction of several wells in the south of the district.

(2) Depreciated tracts.

42. As a rule the assessed area was that actually cultivated, but in the Baheri and Faridpur tahsils, and in occasional villages elsewhere, cultivation was at the survey on which the present settlement is based below the usual standard. In Faridpur the extra area estimated by me has long been regained, but in the Baheri tahsíl the northern portion of Chaumahla is at present undergoing a period of depression from which it is difficult to prophesy when it will emerge. The tract of country in question adjoins the taráí. It has an execrable climate and cultivators have little inducement to make their homes there. Some villages have a tract of good loam soil; but the majority are largely dependent on the rice crop, and the immediate cause of the present depression which dates from ten to five years back appears to be the frequent failure of that precarious crop. In the best of times it requires considerable expenditure of energy and money on the part of the zamíndárs to keep the villages occupied, and when bad times come it is almost impossible for them to do so. In many villages the cultivated area had fallen to such an extent that it was not possible in justice to Government to settle the land for 30 years on the basis of the assets existing at survey. Two alternatives presented themselves. First to impose a light short-term assessment on those assets, and secondly to estimate from the returns of past years what a fair cultivated area should be and making all allowances for the precariousness of the cultivation and the expenses necessarily incurred by the zamíndárs in settling tenants, grant them a settlement for 30 years.

I chose the latter alternative and proposed to assess the village for thirty years for the following reasons. The zamindárs in this tract are in nearly all cases capitalists not dependent on their property for a living, and when I consulted them on the subject were only too glad to be offered a thirty years settlement at a reduced sum (even though it were more than half their present assets) in the hope that prosperity would return to the tract and their profits would be large. As such villages always pay kind rents the zamindár has usually a large and direct interest in increasing the cultivation. The approach of settlement has to a great extent discounted this interest for the present and a five years settlement would prevent the reaction which might otherwise be expected.

43. In two villages in Farídpur, Ballia Patti Ganeshganj and Dhandoli, in one, Aonla, village Rajpur Khurd, and in three villages in Baheri—Mundia Mukarrab and Mukatpur and Pandra Wiran—it was not found possible to fix on the present assets a fair revenue for thirty years, and five years settlements were sanctioned. In nine villages in Baheri the proprietors of estates temporarily depreciated were allowed the option of a settlement for five years or of one for thirty years at a higher amount, but in the result in only four out of the fifteen maháls concerned did the proprietors choose the shorter term. These were all small and the total difference in the demand has only amounted to Rs. 280.

Short-term
assessments.

VI.—FINANCIAL RESULTS.

44. The following statement shows the revenue of the present settlement as sanctioned and its increase on that of its predecessor together with the usual incidences :—

The new revenue.



Serial No.	Taluk.	Pargana.	Land revenue.										Inci- dence of expiring jama per acre of culti- vation of last settle- ment.	Inci- dence of sanction- ed jama per acre of culti- able and cultivat- ed area of pre- sent set- tlement.		
			Exp ring.		Now as sanctioned.				Percentage of enhancement							
			Actual.	Nominal	Total.	Initial.	Intermediate	Final.	Nominal.	Total.	Of col- omn 7 over 4.	Of col- omn 8 over 4.			Of col- omn 9 over 4.	Total.
1	Faridpur	...	Rs. 1,59,000	Rs. ...	Rs. 1,59,000	Rs. 1,83,549	Rs. 1,87,510	Rs. 1,80,230	Rs. ...	Rs. 1,80,220	15.4	18.1	18.9	1.41	1.68	1.38
2	Bareilly	...	2,45,583	19,048	2,64,631	27,967-8	2,73,172-8	2,73,900-8	27,132-8	3,01,100	9.9	11.2	18.7	1.75	2.03	1.77
3	Mirganj	...	54,389	3,200	57,589	61,405	61,885	61,985	3,600	65,645	12.2	13.1	13.0	1.48	2.29	1.85
	Shahi	...	66,217	1,340	67,557	64,149	64,712	64,745	1,750	66,495	14.0	14.8	15.4	1.97	2.23	2.01
	Ajona	...	20,586	800	21,386	23,810	23,865	23,865	1,900	24,865	14.0	14.3	14.3	2.22	2.50	2.14
	Total		1,31,492	5,340	1,36,832	1,49,364	1,50,402	1,50,595	6,410	1,57,005	13.3	14.1	14.3	1.97	2.32	1.96
4	Aonla	...	90,418	500	90,918	1,09,431	1,10,883	1,11,038	550	1,11,688	13.5	15.3	15.2	1.74	1.91	1.55
	Saneha	...	60,103	4,550	64,653	79,633	80,850	81,214	4,800	86,034	15.2	16.9	16.7	1.76	2.14	1.89
	Sirauli	...	44,716	2,380	47,105	51,165	51,650	51,660	2,920	54,580	14.4	15.5	15.3	1.58	1.84	1.65
	Ballia	...	30,132	730	30,862	34,469	34,804	34,869	1,050	35,919	14.4	15.5	15.7	1.70	2.08	1.90
	Total		2,40,435	8,160	2,48,604	2,74,778	2,75,006	2,75,821	9,320	2,85,141	14.3	15.6	15.9	1.73	1.98	1.70
5	Nawabganj	...	2,27,503	14,307	2,41,810	2,50,511	2,51,241	2,51,271	14,480	2,65,760	10.1	10.4	10.5	2.14	2.34	2.13
6	Baheri	...	+1,884	...	...	...	...	...	...	...	...	...	...	...	...	...
	Richha (2)	...	1,64,525	13,128	1,77,653	1,80,923-8-6	1,81,029-8-6	1,81,327-12-0	14,970	1,96,297 12-6	8.0	9.3	9.6	2.05	2.12	2.09
	Chaurahia (3)	...	+1,350	...	...	...	...	...	...	...	...	...	...	...	...	...
	Chaunahia (3)	...	73,024	...	73,024	78,612	78,657	78,977	...	78,977	6.1	7.6	8.0	1.61	1.68	1.59
	Kabar (4)	...	+584	360	60,503	64,915	64,910	64,920	300	65,220	5.2	5.3	5.4	2.22	2.43	2.23
	Sirsawan (5)	...	+1,182	...	36,535	40,020	40,035	40,035	...	40,035	8.3	8.4	8.4	2.37	2.53	2.29
	Total		3,34,827	13,488	3,48,315	3,61,370-8-6	3,64,831-8-6	3,65,259-12-6	15,270	3,80,529-12-6	7.4	8.1	8.4	2.01	2.30	2.00
	+ Owner's rate		+3,219	...	...	...	...	...	...	...	...	...	...	...	...	...
	GRAND TOTAL FOR THE DISTRICT.		13,38,840	60,412	13,99,252	14,92,670-0-6	15,05,523-0-6	15,06,137-4-6	72,628-8-0	15,81,765-12-0	4.0	12.1	12.4	1.83	2.10	1.81
			+5101	...	...	...	...	...	...	...	...	...	...	...	...	...

NOTE--Difference between old revenue figures here and those in paragraph 25 is due to the fact that figures given here relate to the year of expiring settlement of each taluk separately.

(1) Owner's rate averages.

(2) " " "

" " "

The owner's rate payable in the revenue-paying villages of Nawábganj and Baheri, and which averages about Rs. 5,100, will now be absorbed, and this reduces materially the real enhancement in those tahsils. Faridpur and Aonla, where there have been considerable extensions of cultivation since last settlement, and where there is except in the bhur villages the greatest divergence between occupancy and non-occupancy rents, have to pay the largest increase. Mírganj and Bareilly come next, and Nawábganj and Baheri, which were very fully assessed at last settlement, show the smallest rise. The increase has been made progressive in all cases where it was substantially above 25 per cent. Rupees 18,563 have been postponed for five years and Rs. 4,111 for 10 years. The net increase immediately claimable on revenue-paying maháls is only 11 per cent.

45. In spite of the uncertain future of the sugar industry which looms so large in the agricultural life of the district, it is with the exception of the tract in Baheri, twelve or fifteen square miles in extent, which has been already referred to in a distinctly flourishing state and though yet in a backward condition when compared with the Meerut and Agra divisions shows very considerable signs of development. These have been set forth in Chapter III and need not be recapitulated here. The enhancements that have been made at the present settlement have resulted in an average increase of 9·6 per cent. in the rental of the maháls affected. These enhancements have extended to more than half the occupancy cash-rented area and have brought about an addition of Rs. 96,000 to the rent-roll of the district.

Effect of the present revision on prosperity of the district.

Lastly, the system of kind rents which, though it has its advantages, undoubtedly means less produce and more waste, has given place almost throughout the district to cash rents. That the value of the produce of the district has increased since last settlement by more than 11 per cent. is indisputable. Prices alone account for 20 per cent. and the other consideration detailed above. The inference is that the present settlement takes a smaller share of the assets of each mahál than its predecessor, and that inference is correct.

46. In the greater portion of the district where rents are in cash and the large proportion of the tenancy hold occupancy rights and have been paying the same rents for the last 25 or 30 years, the enhancements made at the present settlement will, as a rule, restore the proprietors to at least as good a position as he held in the concluding years of the settlement which has now expired, i.e. the increase in occupancy rents will nearly always be at least as much as the increase in revenue. In cash-rented villages where the cultivators are mostly tenants-at-will and pay rents which have been largely enhanced during the term of settlement, the proprietor must have made large profits during that term and must expect now to give Government its fair share, but where rents are high and the increase in revenue large, full allowance for the portion of the zamindár has been made, and the profit he will make, though not so great as before resettlement, will be actually great. The class of proprietors most affected by the present revision are those who own villages hitherto paying rents in kinds, but in which commutation to cash rents has now been allowed. They are, as has been already stated, strongly opposed to commutation, partly because of the loss of power and influence occasioned thereby, but partly also owing to the actual monetary loss they expected to incur. There is no doubt but that this loss is real and for this reason that cash rents cannot rise in direct proportion to increase in produce and rise in prices as grain rents automatically do. The rents determined in commutation are as high as could be safely fixed. Even as it is, if there is a run of unfavourable seasons before the tenants have become accustomed to them, they will break down. They are based on the recorded returns (where considered correct) for the years 1891 to 1896 when seasons were not particularly good nor prices up to their present level. Since that period, though there have been several inferior rice seasons, the spring crop has been consistently good, and prices having generally ruled high the profits, especially in the year of drought 1896-97, have been very great. There can be no doubt but

Its effect on the income of proprietors.

that the proprietors will make smaller profits from cash rents than they have been accustomed to realize from grain rents, and the revenue they have to pay to Government has been at the same time raised. They thus incur a double loss, and it is principally for this reason that consideration had to be extended to them on this account that the rise in revenue in Baheri and Nawábganj tahsils, to which these remarks chiefly apply, is so small.

Cost of the settle-
ment.

47. Both the survey and settlement operations of tahsil Bisalpur of the Pilibhit district have been carried on by the same staff as those of Bareilly, itself and it is impossible to separate the expenditure. I have, therefore, taken the total expenditure, and allotted its share to each tract according to the total area, excluding for this purpose from Bisalpur its forty miles of forest area as it added nothing to the settlement work and very little to the survey. The total expenditure on survey has been Rs. 1,33,000 and the expenditure on settlement, including the budget estimate up to the end of March 1903 (by which date all the Bisalpur operations will be completed), is Rs. 2,77,146, making a grand total of 4,10,146. Of this the amount to be allotted for Bareilly is as follows:—

					Rs.	Per sq. mile.
Survey	...	...	...	...	1,10,838	70
Settlement Records	...	...	...	...	1,45,152	92
Assessment	...	...	...	...	74,616	48
Total Settlement	...	...	...	...	2,19,798	140
Total gross expenditure	...	...	...	...	3,30,136	210

The receipts from Court-fee, process fees, inspection of records, &c. amount to nearly Rs. 40,000, so the real expenditure on settlement alone does not exceed Rs. 1,80,000, or Rs. 114 per square mile.

VII.—MISCELLANEOUS.

Litigation.

48. The case work of the settlement was extremely heavy. Of the large number of cases shown in Appendix B the greater portion are to be attributed to disputes arising at attestation and inseparable from a revision of the record-of-rights. A considerable proportion of them no doubt had no reasonable basis, but these gave little trouble. The remainder would, had there been no new record-of-rights, have come before the district courts sooner or later.

Distribution of
revenue.

49. The number of pattidári maháls in the district is not great, and the distribution of revenue presented little difficulty. In two of the tahsils it was carried out by myself, and in the remainder by the Assistant Settlement Officer, or by Munshi Jai Narain, Deputy Collector, under my supervision. As a general rule the parties agreed to distribution by recorded shares, a method in almost universal use at last settlement, and as this resulted in a rateable enhancement all round there was seldom any objection. If an objection was raised and the shares were found not fairly to represent the area in possession of each sharer, the valuation and the recorded assets were considered and a fair compromise made.

There were very few appeals from the orders passed on this system.

Rent cases.

50. Cases of commutation, enhancement, abatement and determination of rent form a considerable portion of the work of the settlement. The whole of the Bareilly district having been inspected by me the cases had also to be decided by myself. The tenants were universally desirous of commutation which is only granted at settlement time and as the appended statement shows:—

Statement showing the amount of enhancement, reduction, and rent fixed in the rent cases of tahsils in district Bareilly.

Description.	Number of cases.	Number of Ehtias.	Area in acres.	Amount by which enhanced.	Rent.			Remarks.
					Fixed.	Amount by which decreed.	Determined.	
				Rs.	Rs.	Rs.	Rs.	
Enhancement	...	3,360	79,141	207,656	96,323	...	...
Commutation	...	2,819	40,233	107,497	...	402,193	...	
Abatement	...	221	1,969	5,988	...	4,517	...	
Determination	...	425	650	654	...	...	1,987	

The area on which conversion to cash rents was allowed is more than the total occupancy grain-rented area. The reason is that in a large number of villages where the halbandi system prevails, the holdings being partly grain and partly cash-rented, the new rents were fixed on the total area of the holdings and not on the grain-rented portion only. In a few villages to the extreme north of the district where the grain rate was *tihāra* and even *chauhāra* and the tenants had applied for commutation only because all their neighbours had done so, and it was found that competition was for tenants not for land, and I thought it unfair to the landlords who had been put to much expense to encourage cultivation, to deprive them of the fruits of their labours and injudicious to impair their interest in the prosperity of their estates. In most cases of this nature the tenants subsequently acquiesced in the justice of the orders passed. Enhancements were decreed in the case of less than 79,141 holdings comprising 52 per cent. of the cash-rented ex-proprietary and occupancy area. In some villages where the rents had been newly converted from grain to cash or where recent enhancements had been made or where non-occupancy holdings had recently become occupancy no increase was made, but elsewhere enhancements up to a fair standard were freely granted and as every opportunity was allowed to the landlords to come forward with their applications it will be found that very little enhancement work has been left for the district courts to take up after the completion of the settlement. Many applications for abatement were also received, but it was allowed in the case of nearly 2,000 holdings generally, owing to diminution of area, but sometimes a reduction was allowed in the case of rack rents paid by tenants-at-will who had acquired occupancy rights by lapse of time. Besides this, the rent of 650 holdings principally consisting of resumed rent-free grants was determined. The method of deciding enhancement applications was as follows. All those relating to one mahāl were taken up together and a general statement made up showing the valuation of the holding (made up by application for the village soil rates to the soil areas) and the rent at present paid. The assessment statement was also examined and the rates fixed for neighbouring villages and alterations in the rates frequently made in consequence. The cause of any large divergence between the rent of any particular holding and the valuation was also enquired into. The new rents were then fixed by me on comparison of the rental and the valuation, and were frequently a compromise between the two, the usual limit of increase being 25 per cent., or the mean between former rent and valuation, whichever were the greater. Commutation cases were decided in a similar manner, the soil areas and rates determined by me being announced to the parties, and any objections made by them considered, and alterations made accordingly in the classification of soils or in the rates themselves, but changes in classification were very seldom necessary. Soil areas and rates once definitely decided on there was no difficulty in framing the rents.

51. Many of the incompetent patwāris were weeded out and those that have stood the ordeal of survey and settlement may be said to be thoroughly well trained. The maps produced by the Survey Department are excellent and have been rendered still more useful by the entry on them of the soil classification determined by me. All partitions of existing fields have also been shown on the new maps. They were not shown in the maps or papers previous to settlement, the record merely mentioning the area out of each field allotted to a mahāl and the partition file being the only guide to the particular portion of the plot so allotted, but it was necessary to show such partitions in the present settlement record, because the partition file is only preserved for 10 years. The patwāris' circles in this district are fairly compact and of reasonable size. Some slight improvements could no doubt be made.

Patwāris and their papers.

52. Mr. Fergusson, Assistant Settlement Officer, was altogether attached to the settlement under me for fifteen months and succeeded me as Settlement Officer in July 1902 when I proceeded on furlough. He has, I think, considerable aptitude for settlement work, and after some months of training I put him in independent charge of the assessment of Bisalpur talisil. I have not had the advantage of seeing any of

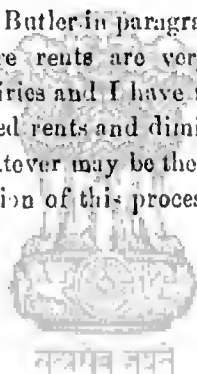
Service of Officer.

his finished assessments, but from what I saw of them in the rough, I am confident that they will result in a fair and workable assessment. Of the Deputy Collectors, Munshi Jai Narain was appointed to the settlement when attestation began in January 1898 and remained till the vernacular work was almost completed in April 1902. He has a very wide knowledge of settlement work, much good sense, and a conciliatory manner which enabled him to get through a very large amount of litigation with satisfaction to the parties. Bábu Dip Chand was engaged in Bareilly and Bisalpur for over two years. He is a thoroughly intelligent and trustworthy officer, and I was much pleased with his work. Munshi Fazl Rabb, Deputy Collector, was attached to the settlement for about a year and did good work. Of ministerial officers, Bábu Hoti Lal, head clerk, has been rewarded for his efficient superintendence of the office by being granted a permanent post; while the Sadar Munsarim, Munshi Bashir Ahmad, a very experienced official, has been transferred to another settlement.

Conclusion

53. The cost of the settlement proper is almost the same as one year's increase of revenue. If the cost of the survey be included, two years' enhancement would easily cover it. Among the assets are a much improved patwari staff, up to date records, and a large number of disputes decided. Also the conversion of grain rents to cash for occupancy tenants almost throughout the district. It is probable that the rents of non-occupancy tenants will for the most part follow suit, and that, except in special tracts, there will be an end to this wasteful method for rent collection. The enhancement in the rents of occupancy tenants was bound to come, and it is justified by the rise in prices and the diminution in the size of holdings. I fully agree in what has been stated by Mr. Butler in paragraph 19 of his Kheri report. In certain villages of the district where rents are very much higher than in their neighbours I have made particular inquiries and I have found rental arrears but few and the people flourishing. Enhanced rents and diminished holdings are not injurious to the bulk of the tenancy, and whatever may be the case in more congested districts there is ample room for the extension of this process in Bareilly.

S. H. FREMANTLE, C.S.,
Settlement Officer.



APPENDICES.



APPENDIX A.
Aggregate Assessment Statement for District Bareilly.
I.—COMPARATIVE AREA STATEMENT.

Period.	Total area.	Revenue free.	Not culturable.				Culturable.				Cultivated.								Total culturable and cultivated.	Incidence of revenue per acre in column 20.	Rs. a. p.							
			Village site.	Covered with water.	Other-wise barren.	Total.	Groves.	Waste.	Fallow.		Total.	Irrigated.				Dry.	Total.											
									Acres.	Acres.		Acres.	Acres.	Acres.	Acres.			Acres.				Acres.						
																							Old.	New.	Canals.	Wells.	Other sources.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22							
Former settlement							
Present ditto							
Verification.							
Increase							
Decrease							

NOTE.—(1) This return is to be prepared from the kharan of last settlement and of year of verifications.
(2) Land prepared for sugarcane should be included under "cultivated".

III.—RENT-ROLLS AND COLLECTIONS.

Years.	Tenants' land held in—										Sir.			Khudkash.		Total.		Shikmi.	
	Rented culti- vated area includ- ed.	Cash.		Kind.		S. wadi demand.	Total demand (columns 6, 7, and 8).		Collections including arrears.	Rent demand.		Area.	Rent demand.	Rent free area.	Area.	Rent demand.	Area.	Rent d. mand.	Shikmi.
		Area.	Rs.	Arta.	Rs.		Rs.	Rs.		Area.	Rs.								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Former Settlement (—F.)	Rs.	Acres.	Rs.	Acres.	Rs.	Rs.	Rs.	Rs.	Acres.	Rs.	Acres.	Rs.	Acres.	Rs.	Rs.	Acres.	Rs.		
1294 F.	...	400.888	1,221,752	290.108	...	3,742	12,055,234	...	2,598	1,802	57,604	47,567	17,294	774,492	13,14,758	59,368	2,46,038	...	
1295 F.	...	635.910	2,182,110	177,632	4,67,462	99,335	27,40,107	25,81,061	34,783	52,710	22,169	45,208	9,118	773,419	28,47,091	63,308	2,91,201	...	
1296 F.	...	537.961	2,224,531	175,914	5,85,797	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1297 F.	...	532.847	2,236,745	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1298 F.	...	533.177	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1299 F.	...	533.631	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1300 F.	...	533.178	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1301 F.	...	531.753	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1302 F.	...	532.824	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1303 F.	...	532.917	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1304 F.	...	532.917	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
1305 F.	...	535.254	2,237,212	175,430	5,69,063	90,350	28,33,758	26,46,578	35,215	51,599	22,861	50,363	9,137	780,808	29,35,720	57,713	2,91,201	...	
Total of 12 years	...	6,517,741	27,238,735	2,151,893	7,57,324	12,30,496	3,75,47,455	3,35,15,589	3,94,883	5,98,925	290,095	6,83,201	1,15,593	94,77,011	3,71,24,551	889,704	47,06,582	...	
Average	...	533,145	22,63,895	179,391	6,14,835	1,02,558	29,87,238	27,02,906	32,857	49,494	24,175	50,933	9,633	7,89,801	30,98,715	74,142	3,92,215	...	
Year of verification	...	535,214	21,38,417	201,409	...	1,23,499	22,61,916	...	29,912	43,849	19,471	33,562	12,403	7,75,409	23,39,327	66,437	2,59,537	...	

NOTE.—(1) The collections in column 8 will include collections of arrears as well as of the current dem. nd. on account of tenants' cash-paying and grain-rented lands (column 11 of mahal register).
(2) For year of verification exclude all lands belonging to revenue-free holdings included in the mahal. As the figures for previous years will ordinarily be obtained from the mahal register, they will necessarily include revenue-free holdings.
(3) In the case of mahals created by partition less than 12 years ago, the form must be filled up from the date of partition.
(4) The patawari rate should not be included in columns 4, 6, 7, and 8.

II.—COMPARATIVE STATEMENT OF JAMA.

IV.—AREA TABLE AND VERIFIED RENT-ROLL.

Num- ber.	P. val.	Revenue rates.	Present (year of verification).				Description.	Number of khats.	Cash-rented.		Grain-rented.		Under-tenants.	
			Area	Rent	Rs.	Acres			Area	Rent	Area	Rent	Area	Rent
1	2	3	1	2			3	4	5	6	7	8	9	10
1		Rs. 13 P.	Acres.						Acres	Rs.	Acres	Rs.	Acres.	Rs.
2		13 P.	2,388	1,802			Sfr ...	6,654	29,912	43,949	...	...	5,449	23,306
3		13 P.	57,604	47,507			Khadrashé	6,396	19,471	33,562	...	...	...	...
4		Average.	67,202	49,459			Total	12,960	49,388	77,411	...	...	5,449	23,306
	Current settlement						Ex-proprietary tenants as such.	1,447	6,301	14,336	354	...	3,788	12,695
	Year of verification						Occupancy tenants as such.	203,349	389,552	15,95,895	1,02,048	...	47,055	1,91,291
	Proposed						Tenants-at-will and at full rates.	159,916	118,758	5,23,292	99,007	...	7,128	28,953
	Percentage of increase						Total	331,612	514,011	21,33,515	2,01,409	...	57,971	2,27,939
	Progressions						Rent-free for service and favoured tenants.	15,887	13,006	4,902	...	...	3,017	8,292
	(Initial)						GRAND TOTAL	359,969	577,000	22,15,898	2,01,409	...	60,437	2,50,537
	(Intermediate)													
	(Final)													

NOTE.—In this statement the area and rent of groves not liable to assessment are included. Hence the difference between it and Statement VII.

VI.—COMPARATIVE CROP STATEMENT.

Year.	Total cultivat- ed area per khata.	Rabi										Kharif.										Total.	Zaid.	Dofasl.
		Wheat (in- clud- ing alone).	Wheat (in- clud- ing alone).	Barley (alone and in combina- tion).	Gram.	Poppy crops, &c.	Gar- den crops, &c.	Other crops.	Total.	Rice.	Bajra.	Jafr.	Maize.	Cot- ton, crops.	Sugar- cane sown.	Fallow for sugar- cane.	Other crops.							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22			
Revenue-free area in- cluded.			
Former settlement			
F.			
P.			
P.			
P.			
P.			
Total of five years...			
Average ditto			
Year of verification			

* Revenue-free area included 6,391.

V.—CENSUS AND AGRICULTURAL STATISTICS.

Masonry well ...	Old	New	...	...	...
Depth to water ...	...	...	...	...	...
Plough ...	...	...	...	...	...
Plough-cattle ...	...	...	...	...	...
Agricultural population.	Year of last settlement		...	...	...
Non-agricultural population.	Year of verification		...	...	...
Number of inhabited sites	...		...	...	...

VII.—STATEMENT OF ASSETS.

Soil with circle rates.		Tenants' cash-rented area in acres.		Assumption areas in acres with rates supplied for valuation.							Total columns 2, 3, 4, 5, 6, and 7.	Remarks.		
		Tenants-at- will.		Occupancy tenants.	Sir.	Rates.	Khad- kásht.	Rates.	Grain rented.	Rates.			Rent-free	Rates.
		2	3								4				4(a)	5	5(a)	6	7	7(a)
1	1(a)	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	8	9
Gauhani	...	2,080	9,546	559	...	727	...	1,362	...	504	...	...	14,778	
Dumat I	...	45,239	2,04,985	12,369	...	11,639	...	76,159	...	5,784	...	...	3,55,475	
Dumat II	...	25,605	78,122	3,366	...	4,365	...	23,481	...	2,235	...	...	1,39,774	
Madvár I	...	10,975	38,151	1,809	...	2,174	...	39,455	...	1,287	...	...	93,911	
Madvár II	...	3,264	16,719	1,083	...	1,365	...	39,236	...	604	...	...	62,274	
Bhur	...	10,701	17,613	1,021	...	1,410	...	5,238	...	852	...	...	36,835	
Khádír I	...	8,434	16,855	1,209	...	1,932	...	4,231	...	500	...	...	33,221	
Khádír II	...	3,119	1,928	163	...	534	...	4,212	...	87	...	...	10,043	
Temporary, Khádír I	...	1,757	334	25	...	215	...	538	...	12	...	...	2,681	
Temporary, Khádír II	...	1,450	82	2	...	118	...	134	...	1	...	...	1,737	
Uncultivated	...	5,208	10,714	918	...	587	...	5,220	...	727	...	...	23,374	
RECORDED	{ Area Rent Incidence	1,16,832 5,18,127 443	3,94,999 15,98,106 405	23,247	...	25,366	...	2,01,266	...	12,593	...	...	7,74,303	
By CIRCLE RATES,	{ Area Rent Incidence	1,16,832 4,50,490 386	3,94,999 17,26,033 437	48,613 2,10,547 433	...	2,01,266	...	2,01,266	...	12,593	...	...	7,74,303	
ACCEPTED	{ Area Rent Incidence	1,16,793 4,99,103 427	3,94,892 16,68,127 422	48,563 2,12,109	...	2,01,346	...	2,01,346	...	12,460	...	...	7,74,044	
DEDUCTIONS	{ Sayar Assets For sir For improvements Net assets	...	...	...	...	441	...	8,87,254	...	53,297	...	...	33,19,890	
													+20,619	
													-423	
													427	
													26,618	
													33,66,704	
													28,448	
													479	
													33,37,777	
														+ Low cultivation for 7,438 acres. — For extra cultivation.

APPENDIX B.
Statement showing the number of cases and appeals instituted and disposed of during the settlement operations of Bareilly district ending 1903.

Name of officer.	Class of application or case.	Pend- ing at the close of last quar- ter or year.	Insti- tuted during the quar- ter or year.	Total for disposal.	On their merits.			Disposed of							Appeals to Settlement Officers from their subordinates.			Remarks.							
					For plaintiff.	For defen- dant.	Total on merits.	By con- fession, compro- mise, or plain- tiff's con- sent.	By de- fault of plaintiff.	Ex parte.			With- drawn.	From any other cause than on merits.	Total decided other wise than on merits.	Pend- ing.	Lead- ing at com- mence- ment of.		Ins- titu- ted.	To- tal.	Decided.				
										By per- sonal sum- mons.	By sub- stituted service of sum- mons.	Total ex parte.									Con- firm- ed.	Re- vers- ed.	Re- man- d- ed.	To- tal.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
I.—Cases connected with patwāris, section 23, et seq.		...	370	370	...	...	...	...	...	...	...	...	...	370	370	...	...	...	...	...	...	...	...	...	...
II.—Boundary disputes, sections 40, 140, 144.		...	388	388	76	40	116	102	11	9	3	12	6	80	271	...	...	24	24	14	7	3	24	...	...
III.—Cases coming under sections 43, 44, 48, 49, or 50, admission to or exclusion from settlement.		...	765	765	12	211	223	210	...	110	46	156	...	175	542	...	...	15	15	5	8	2	15	...	...
IV.—Distribution of assessment or re- venue under sections 46 and 47.		...	1	1	...	...	...	...	...	...	...	...	...	1	1	...	...	...	...	...	...	...	...	...	...
V.—Sub-settlements under sections 53, 54, 55, and 56.		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
VI.—Settlement of waste land under sections 57, 58, and 60.		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...
VII.—Cases arising out of the preparation of record of rights.	(a) Proprietary right (b) Cultivating right (c) Rent free tenure (d) Revenue-freedom (e) Cesses, section 66 (f) Any other matter under section 65. (a) Determination of rent on dispute. (b) Ditto of rent of ex- cluded proprietors.	...	6,420	6,420	2,522	1,132	3,654	819	398	135	81	216	226	1,257	2,820	...	...	171	171	114	46	11	171	...	...
VIII.—Rent cases.	(c) Enhancement of rent (d) Abatement of rent (e) Commutation of rent (a) Imperfect (b) Perfect	...	3,978	3,978	2,769	768	3,537	95	50	36	5	41	251	2	439	...	...	403	403	268	122	19	403	...	...
IX.—Partition of mahals.		...	633	633	281	267	548	5	8	3	12	15	2	55	85	...	...	8	8	2	1	...	...	3	...
X.—Union of mahals		...	2,987	2,987	2,819	53	2,972	80	1	...	...	...	32	2	115	...	...	...	...	...	...	...	...	...	...
XI.—Miscellaneous		...	291	291	...	...	...	159	...	...	...	...	...	131	290	...	...	73	73	50	20	3	73	...	...
Total		...	33,170	33,170	13,842	5,920	19,662	2,628	1,394	467	312	781	1,190	7,405	13,398	...	...	722	722	469	215	38	722	...	...

S. H. FREMANTLE, C. S.,
Settlement Officer.

APPENDIX C.

Statement showing the charges incurred in Bareilly Settlement.

Items.							Total expenditure.	Remarks.
							Rs.	
Salaries	...	...	...	...	...	...	1,15,204	
Fixed establishment	...	...	...	...	...	...	44,097	
Temporary and variable establishment	...	...	...	...	...	...	79,583	
Travelling allowances	...	...	...	...	...	...	11,072	
Job work	...	...	...	...	...	...	7,991	
Contingencies	...	...	...	...	...	...	19,199	
Total charges on settlement proper							2,77,146	
Survey	1,33,000	
Total with Survey							4,10,146	



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ORDERS OF GOVERNMENT.

No. $\frac{1586}{I-545-1904}$ OF 1904.

RESOLUTION.

REVENUE DEPARTMENT.

Dated Naini Tal, the 10th June 1904.

READ—

Letter from the Secretary to the Board of Revenue, United Provinces, No. $\frac{309}{I-683A}$, dated the 11th April 1901, submitting the final settlement report of the Bareilly district by Mr. S. H. Fremantle, I.C.S., together with reviews thereon by the Commissioner, Rohilkhand division, and the Board of Revenue.

OBSERVATIONS.—The report, which is not dated, was received by Government on May 7th, 1904.

2. The district of Bareilly is one of considerable, but very varying, fertility. Over 49 per cent. of the cultivated area is first class loam, and in years of average rainfall upwards of 25 per cent. yields two crops; the rainfall is adequate and fairly assured; canal irrigation is limited to certain tracts, but, when required, wells can be dug almost everywhere, though, as the soil is generally moist, there is little demand for water in ordinary years; communications are good; the population is ample, and cultivation is careful.

3. There are, however, certain portions of the district where conditions are less favourable. Nearly 5 per cent. of the cultivated area is sand, and a succession of wet years throws part of this out of cultivation. The alluvial area is also considerable, and is liable to floods. Again, on the borders of the Tarai is a very unhealthy tract, where cultivation is more or less precarious; the soil, though good, is stiff, and the population is too sparse to work it properly; the chief staple is rice, the outturn of which is uncertain; rents are low, but the difficulty of attracting and keeping tenants is great.

4. The previous settlement of the district was carried out by the late Mr. Moens in 1867—70. The revenue originally fixed was Rs. 13,54,740, but it fell by the end of the settlement to Rs. 13,36,116. The methods by which Mr. Moens classified circles and soils, and fixed soil rates, are described on page 155, &c., of his report. His assessments, which resulted in an increase in revenue of 23·9 per cent., have, on the whole, worked well. Shortly after operations were concluded some revision of the demand was found necessary in the northern part of the district, owing to contraction of cultivation; but the total reduction was comparatively small. In 1877, and again in 1895-96 and 1896-97, the kharif crops failed and large arrears of revenue accrued, but in each case most of the arrears were realized within one or two years. Upwards of one-third of the area of the district passed, during the currency of the settlement, out of the hands of the individual or community which had originally owned it, but these transfers do not appear to have been due to the severity of the assessment. Though there was a slight contraction in the cultivated area, there was a marked increase in the value of the land, and the prices of the produce doubled.

5. The tenantry as a body appear to have enjoyed a fair share of the growing prosperity. The recorded occupancy area had fallen from 68 to 45 per cent. before verification began, but during verification fresh occupancy rights were found to have accrued, and the area now stands at over 63 per cent. The decline appears to have been due as much to the customs of the tenants themselves as to any hostility on the part of the landlords to the acquisition of occupancy rights. As the occupancy rents fixed at last settlement had, to a large extent, been allowed to remain unaltered, the tenants who possessed those rights must have fared well. During the last few years of the settlement, however, the rapid rise in prices forced up, as in other districts, the rents of cash-paying tenants-at-will to a very high figure.

6. The present settlement was preceded by a survey; but the survey classification of soils was found by the settlement officer to be inaccurate, and re-arrangement into the classes recognised by the people themselves was necessary. The division into circles was topographical, and was based on that of the previous settlement. But the calculation of soil rates, and the valuation of the various estates, presented a good deal of difficulty, and the methods adopted by Mr. Fremantle have received some criticism. Work was to a certain extent facilitated by the facts (1) that rents, both grain and cash, were found to have been recorded with fair accuracy, and (2) that in a portion at least of the district soil rates were recognised and adopted by the people themselves. The counterbalancing difficulties were (1) that, as explained above, the rents paid by occupancy tenants, who held four-fifths of the cash-rented area, were too low, while the non-occupancy rents were too high, for adoption as fair circle rates: and (2) that a very large portion of the district was grain-rented.

7. By a misapprehension of the intention of the rules Mr. Fremantle, instead of rejecting all unduly high and unduly low rents, and basing his circle rates on rents which he considered adequate, fixed circle rates which were a compromise between the occupancy and non-occupancy rents. The rates thus fixed proved too low for valuation purposes, and in his later assessments the settlement officer made no use of these rates and adopted what he describes as village rates for correcting the rent-roll. This procedure was not authorized by the rules, and it would have been simpler if the settlement officer had discarded his original circle rates when he found they were too low, and had framed suitable rates. In the end, both methods of procedure would have led to the same result. Standard rates, no matter how carefully calculated, cannot be applied, without discrimination, to the varying circumstances of different fields and different villages. In making valuations, therefore, some modification of the circle rates would have been necessary in any case. But the practical advantage to a settlement officer of having a suitable standard with which to compare his valuations is obvious.

8. The total assets of the district, as calculated by the settlement officer, are given in statement VII of appendix A at Rs. 33,66,704. From this the settlement officer deducted Rs. 28,448 for proprietary

cultivation and only Rs. 479 for improvements. The smallness of the latter figure is due to the fact that masonry wells are seldom required, and, except in estates under the Court of Wards, are never constructed. The net assessable assets were thus Rs. 33,37,777 and the final revenue assessed was Rs. 15,09,137—an increase of under 13 per cent., and equal to 45 per cent. of the net assets.

9. The Lieutenant Governor accepts the Board's conclusion that the new assessments are fair, and have been carefully adjusted to existing conditions. Whether, however, existing conditions will be maintained, cannot be foretold. Prices of agricultural produce may fall, and, while it was necessary to fix full commutation rents, the settlement officer has himself pointed out that, with a series of unfavourable seasons, the rents, which have been commuted from grain to cash, may break down. The accepted occupancy rental is undoubtedly lenient, but the accepted non-occupancy valuation is only some 4 per cent. below the recorded rental, which admittedly is too high to be regularly collected. Allowance has been made on these accounts by taking a low percentage of the assets, but the depressed condition of the sugar industry is a serious consideration in a district where sugarcane is a very important crop. The deteriorated tract referred to in paragraph 42 will also need careful watching.

10. His Honour desires to acknowledge the care and judgment with which Mr. Fremantle and his assistants discharged their duties. The short-term assessments referred to in paragraph 43 of the report are approved. The rest of the settlement is confirmed for thirty years.

ORDER.—Ordered that a copy of the above resolution be forwarded to the Secretary to the Board of Revenue, United Provinces, for the information of the Board.

L. A. S. PORTER,

Chief Secy. to Govt., United Provinces.



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